

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re: USA Commercial Mortgage Company

Case No.

06-10725-LBR

CHAPTER 11

MONTHLY OPERATING REPORT

(GENERAL BUSINESS CASE)

SUMMARY OF FINANCIAL STATUS

MONTH ENDED: 02/28/10

PETITION DATE: 04/13/06

1. Debtor in possession (or trustee) hereby submits this Monthly Operating Report on the Accrual Basis of accounting (or if checked here the Office of the U.S. Trustee or the Court has approved the Cash Basis of Accounting for the Debtor).
Dollars reported in \$1

		<u>End of Current Month</u>	<u>End of Prior Month</u>	
2.	Asset and Liability Structure			As of April 13, 2006
a.	Current Assets	\$834,974	\$845,102	
b.	Total Assets	\$834,974	\$845,102	\$122,468,825
c.	Current Liabilities	\$1,907	\$7,594	
d.	Total Liabilities	\$5,407	\$11,094	\$61,634,630
3.	Statement of Cash Receipts & Disbursements for Month			Cumulative (Case to Date)
a.	Total Receipts	\$63	\$72	\$40,575,437
b.	Total Disbursements	\$10,191	\$3,925	\$40,316,695
c.	Excess (Deficiency) of Receipts Over Disbursements (a - b)	(\$10,128)	(\$3,853)	\$258,742
d.	Cash Balance Beginning of Month	\$845,102	\$848,957	\$576,231
e.	Cash Balance End of Month (c + d)	\$834,974	\$845,104	\$834,974
4.	Profit/(Loss) from the Statement of Operations			Cumulative (Case to Date)
5.	Account Receivables (Pre and Post Petition)			
6.	Post-Petition Liabilities			
7.	Past Due Post-Petition Account Payables (over 30 days)			

At the end of this reporting month:

8. Have any payments been made on pre-petition debt, other than payments in the normal course to secured creditors or lessors? (if yes, attach listing including date of payment, amount of payment and name of payee) _____

9. Have any payments been made to professionals? (if yes, attach listing including date of payment, amount of payment and name of payee) _____

10. If the answer is yes to 8 or 9, were all such payments approved by the court? _____

11. Have any payments been made to officers, insiders, shareholders, relatives? (if yes, attach listing including date of payment, amount and reason for payment, and name of payee) _____

12. Is the estate insured for replacement cost of assets and for general liability? _____

13. Are a plan and disclosure statement on file? _____

14. Was there any post-petition borrowing during this reporting period? _____

15. Check if paid: Post-petition taxes ; U.S. Trustee Quarterly Fees ; Check if filing is current for: Post-petition tax reporting and tax returns:
(Attach explanation, if post-petition taxes or U.S. Trustee Quarterly Fees are not paid current or if post-petition tax reporting and tax return filings are not current.)

I declare under penalty of perjury I have reviewed the above summary and attached financial statements, and after making reasonable inquiry believe these documents are correct.

Date: 4/6/2010 0:00

Responsible Individual

Revised 1/1/98

STATEMENT OF OPERATIONS

(General Business Case)

For the Month Ended 02/28/10

Current Month			Cumulative (Case to Date)	Next Month Forecast
Actual	Forecast	Variance		
Revenues:				
1	Gross Sales	\$0	\$21,102,796	
2	less: Sales Returns & Allowances			
3	Net Sales	\$0	\$21,102,796	\$0
4	less: Cost of Goods Sold		(Schedule 'B')	
5	Gross Profit	\$63	\$21,102,796	\$0
6	Interest	\$0	\$369,042	
7	Other Income:	\$0	\$8,044	
8	Intercompany allocations	\$0	\$334,467	
9	Gain on Sale of Assets	\$0	\$1,609,428	
10	Total Revenues	\$63	\$23,423,777	\$0
Expenses:				
11	Compensation to Owner(s)/Officer(s)	\$0		
12	Salaries	\$0	\$1,774,342	
13	Commissions	\$0	\$140,833	
14	Contract Labor	\$0		
Rent/Lease:				
15	Personal Property	\$0	\$8,861	
16	Real Property	\$0	\$543,557	
17	Insurance	\$0	\$71,737	
18	Management Fees	\$0		
19	Depreciation	\$0	\$176,590	
Taxes:				
20	Employer Payroll Taxes	\$0	\$98,105	
21	Real Property Taxes	\$0		
22	Other Taxes	\$0	\$59,452	
23	Other Selling	\$0	\$51,187	
24	Other Administrative	\$0	\$1,065,700	
25	Interest	\$0	\$4,556	
26	Other Expenses:	\$0	\$37,304,902	
27	Loss on Transfer to Trustee	\$0		
28		\$0		
29		\$0		
30		\$0		
31		\$0		
32		\$0		
33		\$0		
34		\$0		
35	Total Expenses	\$1,902	\$41,299,822	\$0
36	Subtotal	(\$1,902)	(\$17,876,045)	\$0
Reorganization Items:				
37	Professional Fees	\$2,602	(\$20,230,679)	
38	Provisions for Rejected Executory Contracts	\$0		
39	Interest Earned on Accumulated Cash from Resulting Chp 11 Case	\$0		
40	Gain or (Loss) from Sale of Equipment	\$0		
41	U.S. Trustee Quarterly Fees	\$0	(\$71,602)	
42		\$0		
43	Total Reorganization Items	(\$2,602)	(\$20,302,281)	\$0
44	Net Profit (Loss) Before Federal & State Taxes	\$0	(\$38,178,326)	\$0
45	Federal & State Income Taxes	\$0		
46	Net Profit (Loss)	(\$4,441)	(\$38,178,326)	\$0

Attach an Explanation of Variance to Statement of Operations (For variances greater than +/- 10% only):

BALANCE SHEET
(General Business Case)
For the Month Ended 02/28/10

Assets

		<u>From Schedules</u>	<u>Market Value¹</u>
Current Assets			
1	Cash and cash equivalents - unrestricted		\$834,974
2	Cash and cash equivalents - restricted		
3	Accounts receivable (net)	A	
4	Inventory	B	
5	Prepaid expenses		
6	Professional retainers		
7	Other: _____		
8			
9	Total Current Assets		\$834,974
	Property and Equipment (Market Value)		
10	Real property	C	
11	Machinery and equipment	D	
12	Furniture and fixtures	D	
13	Office equipment	D	
14	Leasehold improvements	D	
15	Vehicles	D	
16	Other: _____	D	
17		D	
18		D	
19		D	
20		D	
21	Total Property and Equipment		\$0
	Other Assets		
22	Loans to shareholders		
23	Loans to affiliates		
24			
25			
26			
27			
28	Total Other Assets		\$0
29	Total Assets		<u><u>\$834,974</u></u>

NOTE:

Indicate the method used to estimate the market value of assets (e.g., appraisals; familiarity with comparable market prices, etc.) and the date the value was determined.

1 - The method used to estimate the market value of assets was net book value at the end of the current reporting period as market value has not been determined.

Liabilities and Equity
(General Business Case)

Liabilities From Schedules

Post-Petition

Current Liabilities

30	Salaries and wages	
31	Payroll taxes	
32	Real and personal property taxes	
33	Income taxes	
34	Sales taxes	
35	Notes payable (short term)	
36	Accounts payable (trade)	A
37	Real property lease arrearage	
38	Personal property lease arrearage	
39	Accrued professional fees	
40	Current portion of long-term post-petition debt (due within 12 months)	
41	Other: _____	
42		
43		
44	Total Current Liabilities	<u>\$1,907</u>

Long-Term Post-Petition Debt, Net of Current Portion

45	Total Post-Petition Liabilities	<u>\$1,907</u>
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Pre-Petition Liabilities (allowed amount)¹

47	Secured claims ¹	F	<u>\$0</u>
48	Priority unsecured claims ¹	F	<u>\$3,500</u>
49	General unsecured claims ¹	F	<u></u>
50	Total Pre-Petition Liabilities		<u>\$3,500</u>
51	Total Liabilities		<u>\$5,407</u>

Equity (Deficit)

52	Retained Earnings/(Deficit) at time of filing		<u>\$38,932,893</u>
53	Capital Stock		<u>\$75,000</u>
54	Additional paid-in capital		<u></u>
55	Cumulative profit/(loss) since filing of case		<u>(\$38,178,326)</u>
56	Post-petition contributions/((distributions) or (draws)		<u></u>
57			<u></u>
58	Market value adjustment		<u></u>
59	Total Equity (Deficit)		<u>\$829,567</u>
60	Total Liabilities and Equity (Deficit)		<u>\$834,974</u>

NOTE:

1 - Allowed Amounts have not yet been determined and are contingent upon approval from the Bankruptcy Court. The pre-petition liabilities' amounts above reflect the claimed amounts filed on Schedules.

SCHEDULES TO THE BALANCE SHEET (General Business Case)

Schedule A
Accounts Receivable and (Net) Payable

Receivables and Payables Agings	Accounts Receivable <u>[Pre and Post Petition]</u>	Accounts Payable <u>[Post Petition]</u>	Past Due <u>Post Petition Debt</u>
0 -30 Days		\$1,907	
31-60 Days		\$0	
61-90 Days		\$0	
91+ Days		\$0	
Total accounts receivable/payable	\$0	\$1,907	
Allowance for doubtful accounts			
Accounts receivable (net)	\$0		

Schedule B Inventory/Cost of Goods Sold

<u>Types and Amount of Inventory(ies)</u>	<u>Inventory(ies)</u> <u>Balance at</u> <u>End of Month</u>	<u>Cost of Goods Sold</u>
Retail/Restaurants - Product for resale	_____	Inventory Beginning of Month Add - Net purchase _____ Direct labor _____ Manufacturing overhead _____ Freight in _____ Other: _____ _____
Distribution - Products for resale	_____	Less - Inventory End of Month _____ Shrinkage _____ Personal Use _____
Manufacturer - Raw Materials Work-in-progress Finished goods	_____ _____ _____	Cost of Goods Sold
Other - Explain	_____	\$0
TOTAL	_____	\$0

Method of Inventory Control

Do you have a functioning perpetual inventory system?

How often do you take a complete physical inventory?

Weekly _____

Monthly

Quarterly

Semi-annually

Annually

Date of last physical inventory was

Date of next physical inventory is

Inventory Valuation Methods

Indicate by a checkmark method of inventory used.

Valuation methods –

FIFO cost

LIFO cost

Lower of cost or market

Retail method

Other

Explain

Schedule C
Real Property

Description	<u>Cost</u>	<u>Market Value</u>
Total	<u>\$0</u>	<u>\$0</u>

Schedule D
Other Depreciable Assets

Description	<u>Cost</u>	<u>Market Value</u>
Machinery & Equipment -		
Total	<u>\$0</u>	<u>\$0</u>
Furniture & Fixtures -		
Total	<u>\$0</u>	<u>\$0</u>
Office Equipment -		
Total	<u>\$0</u>	<u>\$0</u>
Leasehold Improvements -		
Total	<u>\$0</u>	<u>\$0</u>
Vehicles -		
Total	<u>\$0</u>	<u>\$0</u>

Schedule E
Aging of Post-Petition Taxes
(As of End of the Current Reporting Period)

Taxes Payable	0-30 Days	31-60 Days	61-90 Days	91+ Days	Total
Federal					
Income Tax Withholding					\$0
FICA - Employee					\$0
FICA - Employer					\$0
Unemployment (FUTA)					\$0
Income					\$0
Other (Attach List)					\$0
Total Federal Taxes	\$0	\$0	\$0	\$0	\$0
State and Local					
Income Tax Withholding					\$0
Unemployment (UT)					\$0
Disability Insurance (DI)					\$0
Empl. Training Tax (ETT)					\$0
Sales					\$0
Excise					\$0
Real property					\$0
Personal property					\$0
Income					\$0
Other (Attach List)					\$0
Total State & Local Taxes	\$0	\$0	\$0	\$0	\$0
Total Taxes	\$0	\$0	\$0	\$0	\$0

Schedule F
Pre-Petition Liabilities

List Total Claims For Each Classification -

	Claimed¹ Amount	Allowed² Amount (b)
Secured claims (a)		
Priority claims other than taxes		\$3,500
Priority tax claims		
General unsecured claims		

(a) List total amount of claims even it under secured.
 (b) Estimated amount of claim to be allowed after compromise or litigation. As an example, you are a defendant in a lawsuit alleging damage of \$10,000,000 and a proof of claim is filed in that amount. You believe that you can settle the case for a claim of \$3,000,000. For Schedule F reporting purposes you should list \$10,000,000 as the Claimed Amount and \$3,000,000 as the Allowed Amount.

Schedule G
Rental Income Information
Not applicable to General Business Cases

Schedule H
Recapitulation of Funds Held at End of Month

	Account 1	Account 2	Account 3	Account 4	Account 5
Bank	Bank of America	Bank of America			
Account Type	Analyzed Checking	Money Market			
Account No.	3755532383	3755547789			
Account Purpose	General	Money Market			
Balance, End of Month	\$11,632	\$823,342			
Total Funds on Hand for all Accounts	\$834,974				

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

NOTES:

1 - Claimed Amounts reflects amounts filed on schedules and is subject to change as proof of claims are filed and further pre-petition invoices are identified.
 2 - Allowed Amounts have not yet been determined and are contingent upon approval from the Bankruptcy Court.

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS**Increase/(Decrease) in Cash and Cash Equivalents****For the Month Ended 02/28/10**

		<u>Actual</u>	<u>Cumulative</u>
		<u>Current Month</u>	<u>(Case to Date)</u>
Cash Receipts			
1	Rent/Leases Collected		
2	Cash Received from Sales		\$7,861,555
3	Interest Received	\$63	\$558,639
4	Borrowings		
5	Funds from Shareholders, Partners, or Other Insiders		\$5,000
6	Capital Contributions		
7	Management Fees from USA Capital Realty Advisors, LLC		\$1,564,093
8	Tax, Security Deposit, and Other Refunds		\$8,929
9	Principal Received on Notes Receivable		\$82,832
10	Escrow Deposit/Sale Proceeds/Effective Date Transfer		\$30,494,389
11			\$0
12	Total Cash Receipts	<u>\$63</u>	<u>\$40,575,437</u>
Cash Disbursements			
13	Payments for Inventory		
14	Selling		\$2,619
15	Administrative	\$2,199	\$1,021,256
16	Capital Expenditures		
17	Principal Payments on Debt		\$150,645
18	Interest Paid		\$4,888
19	Rent/Lease:		
20	Personal Property		\$9,963
21	Real Property		\$569,426
22	Amount Paid to Owner(s)/Officer(s)		
23	Salaries		
24	Draws		
25	Commissions/Royalties		
26	Expense Reimbursements		
27	Other		
28	Salaries/Commissions (less employee withholding)		\$1,740,393
29	Management Fees		
30	Taxes:		
31	Employee Withholding		\$213,091
32	Employer Payroll Taxes		\$94,063
33	Real Property Taxes		
34	Other Taxes		\$78,889
35	Other Cash Outflows:		
36	Professional Fees Paid in Connection with Chapter 11 Case	\$7,992	\$19,619,379
37	U.S. Trustee Quarterly Fees		\$71,350
38	Escrow Deposit/Interpleader Settlement/Transfer to Trustee		\$9,709,591
39	DTDF & PBGC Settlement		\$7,031,142
40	Total Cash Disbursements:	<u>\$10,191</u>	<u>\$40,316,695</u>
41	Net Increase (Decrease) in Cash	<u>(\$10,128)</u>	<u>\$258,742</u>
42	Cash Balance, Beginning of Period	<u>\$845,102</u>	<u>\$576,231</u>
43	Cash Balance, End of Period	<u>\$834,974</u>	<u>\$834,974</u>

STATEMENT OF CASH FLOWS
 (Optional) Increase/(Decrease) in Cash and Cash Equivalents
 For the Month Ended 02/28/10

		<u>Actual</u> <u>Current Month</u>	<u>Cumulative</u> <u>(Case to Date)</u>
Cash Flows From Operating Activities			
1	Cash Received from Sales		\$7,861,555
2	Rent/Leases Collected		
3	Interest Received	\$63	\$558,639
4	Cash Paid to Suppliers		
5	Cash Paid for Selling Expenses		\$2,619
6	Cash Paid for Administrative Expenses	\$2,199	\$1,021,256
	Cash Paid for Rents/Leases:		
7	Personal Property		\$9,963
8	Real Property		\$569,426
9	Cash Paid for Interest		\$4,888
10	Cash Paid for Net Payroll and Benefits		\$1,740,393
	Cash Paid to Owner(s)/Officer(s):		
11	Salaries		
12	Draws		
13	Commissions/Royalties		
14	Expense Reimbursements		
15	Other		
	Cash Paid for Taxes Paid/Deposited to Tax Acct.		
16	Employer Payroll Tax		\$94,063
17	Employee Withholdings		\$213,091
18	Real Property Taxes		
19	Other Taxes		\$78,889
20	Cash Paid for General Expenses		
21	Management Fees from USA Capital Realty Advisors, LLC		(\$1,564,093)
22	Tax, Security Deposit, and Other Refunds		(\$8,929)
23	Principal Received on Notes Receivable		(\$82,832)
24			\$0
25			
26			
27	Net Cash Provided (Used) by Operating Activities before Reorganization Items	(\$2,136)	\$6,341,460
Cash Flows From Reorganization Items			
28	Interest Received on Cash Accumulated Due to Chp 11 Case		
29	Professional Fees Paid for Services in Connection with Chp 11 Case	\$7,992	\$19,619,379
30	U.S. Trustee Quarterly Fees		\$71,350
31	Escrow Deposit & Settlement/Sale Proceeds/Effective Date Transfer/Settlements		(\$13,753,656)
32	Net Cash Provided (Used) by Reorganization Items	(\$7,992)	(\$5,937,073)
33	Net Cash Provided (Used) for Operating Activities and Reorganization Items	(\$10,128)	\$404,387
Cash Flows From Investing Activities			
34	Capital Expenditures		
35	Proceeds from Sales of Capital Goods due to Chp 11 Case		
36			
37	Net Cash Provided (Used) by Investing Activities	\$0	\$0
Cash Flows From Financing Activities			
38	Net Borrowings (Except Insiders)		
39	Net Borrowings from Shareholders, Partners, or Other Insiders		\$5,000
40	Capital Contributions		
41	Principal Payments		\$150,645
42			
43	Net Cash Provided (Used) by Financing Activities	\$0	(\$145,645)
44	Net Increase (Decrease) in Cash and Cash Equivalents	(\$10,128)	\$258,742
45	Cash and Cash Equivalents at Beginning of Month	\$845,102	\$576,231
46	Cash and Cash Equivalents at End of Month	<u>\$834,974</u>	<u>\$834,974</u>

USA Commercial Mortgage Company
Question 9 - Payments to Professionals
February 1, 2010 - February 28, 2010

	Total Paid During Month
Dorsey & Whitney LLP	\$ 6,757.34
Schwartz & McPherson	1,234.69
Total Fees & Expenses	<u>\$ 7,992.03</u>